

1984 DECEMBER 11

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 December 11 at 7:30 p.m.

PRESENT: Alderman G.H.F. McLean (In the Chair)

Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne

Alderman D.N. Brown

STAFF: Mr. P.D. Sanderson, Current Planner

Mr. R.D. Seath, Municipal Clerk's Assistant

The Public Hearing was called to order at 7:32 p.m.

1. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED UPON THE RM2 ZONE DENSITY GUIDELINES

Rezoning Reference #83/83

Lot 7, 8, 9, & 10, Block 31, D.L. 69, Plan 1321

3841, 3857, 3875 and 3891 Dominion Street - located on the north side of Dominion Street between Smith Avenue and Ingleton Avenue.

The intent of the proposed bylaw is to permit the construction of a family oriented townhouse and apartment building with 29 units and full underground parking.

An undated petition containing three (3) signatures was received advising that the undersigned were opposed to this rezoning application. The text of the petition is contained hereunder:

"We, the owners of the 3807, 3821 and 3829 Dominion Street, wish to object to the proposed development for the following reasons:

The development of the proposed site would cause our properties to be left at the end of the street. While we realise the council is happy to see two thirds of the street re-developed so quickly, it is our view that our properties would be stranded by the proposed development and that the parcel of land left would be made less attractive to a prospective developer.

We maintain that because of the nature of our properties - a duplex, and two family homes - that it would not be as economically feasible for a developer to acquire and build as it would be if the land were incorporated in a whole-block or half-block project.

We point out that the first re-zoning application for the townhouse development site on January 23 1983 only referred to Lots 7, 8 and 9. This amounted to the redevelopment of exactly half the street, which we regard as a less threatening proposal.

When the move to include 3841 Dominion Street (Lot 10) was made we do not believe we were given adequate formal notification to object. Nor was it made clear that the idea behind the re-zoning application was to include the lot in a more comprehensive development.

The first we knew of the change in the size of the townhouse project was when we received formal notice of the public hearing. So we do not believe this was dealing openly and fairly with us.

We think that if Lot 10 were excluded by the proposed development it would make the remaining parcel of land much more attractive to a prospective developer and would be more sensible and fair way to develop the side of the street.

1984 December 11

We point out that the street at the moment is made up of single-family dwellings and that the proposed development will dramatically change the profile of the neighborhood.

A senior Council member told us that there is no great hurry to see the area redeveloped just as long as the overall redevelopment is achieved one day. He went on to say that this could mean some residents having to wait 20 years to be bought out by a developer.

But this raises two questions in our minds: 1. Why can't the area be redeveloped in such a way that no residents are unduly inconvenienced or disadvantaged when they sell their property?

And 2. Why must any resident be forced to remain for 20 years in a redeveloped area because hasty planning means he can sell his property to no one but a developer?

This proposal will put our properties at a disadvantage on the housing market and we hope the Council is concerned about the general inconvenience and upheaval that living through such a major redevelopment will have on family life and the health of people who moved into the area for the low-density nature of the neighbourhood.

The family living in 3821 Dominion for example, moved into the neighborhood specifically to provide a healthier and safer environment for their young children.

They liked the low density housing and the low volume of traffic and the dead-end street. These were factors in their final decision to move into the area.

But now this development will dramatically increase the housing density, which in turn will create a significant increase in traffic volume. The safety of children on the street will therefore be greatly reduced by the coming and going of trucks and service vehicles to the proposed development site.

When this point of view was made to the Council member he said, "Well, that's life." And we agree that we do not wish to stand in the way of progress and we are certainly not trying to take advantage of a developer, but we would like to see the street developed at a speed and in a way that allows residents to vacate the area with minimal upset. All the residents in this area will be asked one day to sell up and live and they must be treated with sensitivity and compassion. The neighborhood, after all, is being changed on them -- they did not ask for this redevelopment.

The developer, Mr. Viera, did approach all of the property owners on the street through his agent with a view to acquiring the whole block. But we are not satisfied that the negotiations were conducted in good faith or that there was a real attempt made to include all the properties in a whole-block development.

The owner of 3829 Dominion is particularly concerned that only one attempt was made to include his property in the townhouse project, and he believes a more serious attempt at negotiating would have resulted in a satisfactory compromise.

We are not looking to the Council to force the developer to buy our properties, but we think it would be sound policy for the Council to press for the overall development of the block and not just a half and certainly not two-thirds as is proposed.

Therefore we propose:

1. That the developer be encouraged to enter again into negotiations with us to see that the remaining three properties on Dominion can be included in the proposed townhouse development.

And failing this:

2. That Lot 10 or 3841 Dominion be excluded from the townhouse development and instead be allowed to stand with the remaining half of the street for future development. And that the developer be allowed to proceed with his original development proposal on Lots 7, 8 and 9 Dominion Street.

Malcolm P.S. Whysall, 3821 Dominion Street, then addressed the members of Council and advised that he was opposed to this rezoning application. The speaker stated that if this rezoning application were allowed to proceed the eventual price of the units in the market place would be unreasonable for this particular type of development. Mr. Whysall was of the opinion that if there is to be any development in this area it should be in the form of a whole or half block development and should include an overall coordinated planning approach.

In conclusion, the speaker stated that his main concern with this rezoning application is that the two remaining lots would not be a viable proposition for redevelopment.

Mr. Donald Mah, 3829 Dominion Street, then addressed the members of Council and advised that his intent with respect to moving into this area was to locate in a quiet residential neighbourhood. Mr. Mah stated that he is opposed to this rezoning application.

In response to a query from a member of Council, Mr. Mah advised that the developer had approached him to purchase his property and include it with this redevelopment, however, the offer presented by the developer was unacceptable to Mr. Mah.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 3841, 3857, 3875, 3891 Dominion Street from Residential District (R5) to Comprehensive Development District (CD) based upon the RM2 zone density guidelines.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #83/83 be now terminated."

CARRIED UNANIMOUSLY

2. FROM AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE M5 LIGHT INDUSTRIAL DISTRICT AND THE C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AS A GUIDELINE

Rezoning Reference #62/84

Lot 79, D.L. 119, Plan 66959

4160 Loughheed Highway - located on the south side of Loughheed Highway between Gilmore and Madison Avenues, north of Dawson Street, and was formerly occupied by the Loughheed Drive-In Theatre.

The intent of the proposed bylaw is to develop a comprehensive office and light industrial complex.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4160 Loughheed Highway from Amended Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) Utilizing the M5 Light Industrial District and the C1 Neighbourhood Commercial District as a guideline.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #62/84 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED ON RM3 & METROTOWN COMMUNITY PLAN GUIDELINES

Rezoning Reference #66/84

Lots 13 and 14, Blk. 36, D.L. 34, Plan 1355

4149 and 4163 Sardis Street - located on the north side of Sardis Street between Barker Avenue and Patterson Avenue.

The intent of the proposed bylaw is to accommodate the development of an apartment building in accordance with the Development Plan for Metrotown - Area 11.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4149 and 4163 Sardis Street from Residential District (R5) to Comprehensive Development District (CD) based on RM3 and Metrotown Community Plan guidelines.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #66/84 be now terminated."

CARRIED UNANIMOUSLY

4. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE
DEVELOPMENT DISTRICT (CD) BASED UPON THE RM5 DISTRICT GUIDELINES

Rezoning Reference #67/84

Lot 3, D.L. 151, Plan 68175

6152 Kathleen Avenue - located on the east side of Kathleen Avenue between Mayberry Street and Beresford Street.

The intent of the proposed bylaw is to permit the development of a 15 storey apartment tower.

Mr. John Cave, 606 - 4200 Mayberry Street, then addressed the members of Council and advised that his concern is with respect to the lack of enforcement of the noise and sound abatement bylaw.

Mr. John D. Forbes, 1910 - 4300 Mayberry Street, then addressed the members of Council and advised that he had received no notification of the Public Hearing with respect to this rezoning application.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

"THAT the Public Hearing relating to Rezoning Reference #67/84, 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 74, 1984' - Bylaw No. 8293 and Rezoning Reference No. 68/84, 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 75, 1984' - Bylaw No. 8294 being Item 5 of the agenda for this evening's Public Hearing be now adjourned and advanced to a Public Hearing on Tuesday, 1985 January 08."

CARRIED UNANIMOUSLY

5. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE RM5 DISTRICT GUIDELINES

Rezoning Reference #68/84

Lot 1, D.L. 151, Plan 68175

6282 Kathleen Avenue - located on the east corner of Kathleen Avenue and Mayberry Street.

The intent of the proposed bylaw is to construct a high-rise residential building with 15 floors.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6282 Kathleen from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) based upon the RM5 District Guidelines.

The meeting chose to advance Item 5 of the agenda for this evening's Public Hearing to a Public Hearing on Tuesday, 1985 January 08 as referred to in the aforementioned motion as moved by Alderman Stusiak and seconded by Alderman Lawson in Item No. 4.

6. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #69/84

Lot "B", D.L. 127, Grp. 1, Plan 20849

5301 Frances Street - located on the north side of Frances Street between Springer Avenue and Howard Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5301 Frances Street from Residential District (R4) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #69/84 be now terminated."

CARRIED UNANIMOUSLY

7. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON RM1 & METROTOWN COMMUNITY PLAN GUIDELINES

Rezoning Reference #70/84

Lots 4, 5 and 6, Block 36, D.L. 34, Plan 1355

4136, 4150 and 4164 Bond Street - located on the south side of Bond Street between Patterson Avenue and Barker Avenue.

The intent of the proposed bylaw is to accommodate a low density multiple family residential development in accordance with the adopted Development Plan for Metrotown Area 11.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4136, 4150, 4164 Bond Street from Residential District (R5) to Comprehensive Development District (CD) based on RMI and Metrotown Community Plan guidelines.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #70/84 be now terminated."

CARRIED UNANIMOUSLY

8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #72/84

Lot 7, Blk. 10, D.L. 76, Plan 1885

5812 Woodsworth Street - located on the south side of Woodsworth Street between Godwin Avenue and Douglas Road.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family homes.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 5812 Woodsworth Street from Residential District (R5) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #72/84 be now terminated."

CARRIED UNANIMOUSLY

9. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #76/84

Lot 437, D.L. 135, Plan 51157

1520 Cliff Avenue - located on the east side of Cliff Avenue between Kitchener Street and Halifax Street.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots, retain the existing single family dwelling on one lot and construct a new single family dwelling on the other lot.

A letter dated 1984 December 05 was received from S. Fluevog, 4771 Carson Place, Burnaby, B.C., V5J 2Y6 in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 1520 Cliff Avenue from Residential District (R4) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #76/84 be now terminated."

CARRIED UNANIMOUSLY

10. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #78/84

Lot 3, Blk. 23, D.L. 34, Plan 1355

4842 Inman Avenue - located on the east side of Inman Avenue between Gilpin Street and Price Street.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 4842 Inman Avenue from Residential District (R4) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN STUSIAK:

"THAT this Public Hearing relating to Rezoning Reference #78/84 be now terminated."

CARRIED UNANIMOUSLY

11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #81/84

Lot 5, Blk. 23, D.L. 74, Plan 2603

5290 Dominion Street - located on the south side of Dominion Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

A letter dated 1984 December 05 containing eight (8) signatures was received from abutting owners advising that the undersigned were in support of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5290 Dominion Street from Residential District (R5) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN STUSIAK:

"THAT this Public Hearing relating to Rezoning Reference #81/84 be now terminated."

CARRIED UNANIMOUSLY

12. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE P5 GUIDELINES

Rezoning Reference #83/84

Lots 25 & 26, Block 9 & 10, D.L. 80, Plan 1892

5761/5789 Sunset Street - located on the north side of Sunset Street in the block between Godwin and Douglas Road in the Central Administrative Area.

The intent of the proposed bylaw is to permit the construction of a residential emergency shelter for up to ten persons.

Mr. Silvo Fidel, 6236 Lochdale Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Fidel was representing some 250 members of the Slovenian Society this evening and advised that the Slovenian Society wished to use this property in order to construct an old age home for the senior members in their society.

In conclusion, Mr. Fidel advised that he was not opposed to the proposed land use for this site, however, he reiterated his feelings on behalf of the Slovenian Society that they be allowed to redevelop this property in order to construct an old age home for the senior members of their society.

Mr. Paul Lazar, 9834 David Drive, then addressed the members of Council and advised that he was the Secretary of the Slovenian Society. Mr. Lazar was of the opinion that the Slovenian Society should be given first opportunity to develop this site for an old age home for the senior members of the Slovenian Society.

In response to a query from a member of Council, Mr. Lazar advised that the Society was not aware of any other properties available in the immediate area they could develop to construct an old age home for the senior members of their society.

Mr. Vinko Mocnik, 6707 Ross Street, Vancouver then addressed the members of Council and advised that some five years ago he had spoken to a Planning Department representative and reached a verbal agreement for the Society to develop this property for an old age home.

Mr. Michael Olynnyk, 4223 Cedar Drive, Port Coquitlam then addressed the members of Council and advised that he was a member of the executive committee of the Slovenian Society and that the entire executive committee is opposed to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5761/5789 Sunset Street from Residential District (R4) to Comprehensive Development District (CD) based upon the P5 guidelines.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #83/84 be now terminated."

CARRIED UNANIMOUSLY

13. FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE C2 ZONING DISTRICT AS A GUIDELINE

Rezoning Reference #84/84

Lot 2, D.L. 152, Grp. 1, Plan 68348, N.W.D.

6411 Nelson Avenue - located at the northwest corner of the intersection of Bennett Street and Nelson Avenue.

The intent of the proposed bylaw is to accommodate a small addition to and medical/dental uses in an existing commercial building.

Mr. David Hewitt, 5396 Forglan Drive, then addressed the members of Council and advised that he was representing the Chalet Village which is directly opposite 6411 Nelson Avenue.

Mr. Hewitt read from a prepared text, the contents of which is contained hereunder:

"Representing Chalet Village, 6495 Nelson Avenue, South Burnaby Location - South West corner of intersection of Bennett Street and Nelson Avenue.

Not opposed to CD application per se.

Asking for additional prerequisite to those shown in proposal.

Background

Development in the area has up to now been made in a C2 environment relying on both street and off street parking.

We are now moving rapidly into the Metrotown environment with the Sears Development, the subject development, etc.

As street parking is further reduced and as developments such as the applicant's are approved with less parking than the C2 environment, we presumably are going to be more reliant on pedestrian traffic moving freely between these series of developments.

The attached sketch shows in red the pedestrian sidewalks that exist, or have been added as the developments take place. The green line is the only small strip, approximately 150' which does not enjoy a paved sidewalk. It has a grass boulevard and landscaping of some 12 feet in width.

We gave 4 1/2 feet of our property to accommodate the Bennett Street extension.

The additional prerequisite being asked for is that this area be paved so that pedestrian traffic can move freely in all directions between developments.

An additional - an extremely important safety consideration is the fact that the sidewalk from the Bonsor Park Development ends abruptly at a very busy bend in the Bennett Street extension. No crosswalk is, or can be provided. If the green line was paved it would lead to the Nelson Street Intersection thus linking pedestrian traffic to all options.

The situation will be further compounded when the proposed closure of Lily Avenue takes place. I am one of the abutting owners on that street and street parking will be reduced further still.

The conditions of use for a CD zone envision compatibility and stability of abutting land uses and the surrounding area.

It is noted that in the prerequisites of the proposal before you, it refers to a deposit toward pedestrian considerations in Metrotown and another prerequisite requires \$34,000 in lieu of the normally required on site parking spaces.

It is respectfully submitted that the applicant is the benefactor of a significant reduction in parking and they should make provision to accommodate the pedestrian traffic as described."

Mr. Brian Meakin, 2062 West 14th Avenue, Vancouver, then addressed the members of Council and advised that he was representing the owners of property across the street being 6470/6472, 6486 and 6496 Nelson Avenue.

As agent for the owner, Mr. Meakin advised that he was in favour of this rezoning application.

In conclusion, Mr. Meakin advised that his only concern was with respect to Item 5 of the Director Planning and Building Inspection's report dated 1984 November 13 whereby any further conversion of office space to medical/dental use would have to provide additional parking at one space for each 770 square feet of office converted to medical/dental use. Mr. Meakin stated that any further change from office to medical/dental use should provide parking spaces as required rather than the deposit of \$2,000 per parking stall.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6411 Nelson Avenue from Community Commercial District (C2) to Comprehensive Development District (CD) utilizing the C2 Zoning District as a guideline.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN STUSIAK:

"THAT this Public Hearing relating to Rezoning Reference #84/84 be now terminated."

14. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #75/84

Lot 1, Blk. 3, D.L. 121, Plan 1354

204 S. Madison Avenue - located at the southeast corner of Pandora Street and Madison Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

Mr. Frank Briglio, 4270 Pandora Street, then addressed the members of Council and queried whether this rezoning application covers only one lot or all lots on the block.

In response to Mr. Briglio's query, His Worship, Acting Mayor G.H.F. McLean advised that this rezoning application only covers the one lot at 204 S. Madison Avenue.

In response to a further query from a member of Council, Mr. Briglio advised that he was opposed to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 204 S. Madison Avenue from Residential District (R5) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN STUSIAK:

"THAT this Public Hearing relating to Rezoning Reference #75/84 be now terminated."

CARRIED UNANIMOUSLY

CARRIED UNANIMOUSLY

15. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #77/84

Lot 6, Blk. 40, D.L. 35, Plan 1563

3845 Price Street - located on the northwest corner of Price Street and Chesham Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

Mr. Richard S. Olney, 4855 Chesham Avenue then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Olney felt that if this rezoning application were allowed to proceed it would set a precedent for similar type development in the block.

In conclusion, Mr. Olney stated that his main concern was with respect to the construction of "Vancouver Specials" in the neighbourhood.

Mr. Olney then submitted a letter from J.R. Barker, 4878 Chesham Avenue, the contents of which is contained hereunder:

"Subject: Rezoning of Property at 3845 Price Street

I am pleased to see that there are plans to develop the above mentioned property, I however, am not in favour of rezoning the property from R5 to R9 for the following reasons:

Not consistent with majority of single family dwellings in the area.

Increased density will increase traffic congestion in an area where school is located.

Start a trend towards future subdividing of property in immediate area.

All of the above will result in reducing the property value of houses in the immediate area, and it is my recommendation that Council not give favourable consideration to this rezoning request."

Mr. Archie E. Koochin, 4867 Chesham Avenue then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Koochin stated that he was opposed to the development of small lots in the neighbourhood.

Mr. James Adamson, 4864 Chesham Avenue then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Adamson stated that he was opposed to the development of small lots in the neighbourhood.

In conclusion, the speaker stated that he was not opposed to the development of a duplex on this property.

Mr. Aldo Cesario, 5333 Clinton Street then addressed the members of Council and advised that he was the applicant for this rezoning application. Mr. Cesario pointed out that there is a history of small lot development in the neighbourhood directly across the street from the subject property.

In conclusion, Mr. Cesario advised that he was in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 3845 Pine Street from Residential District (R5) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

"THAT this Public Hearing relating to Rezoning Reference #77/84 be now terminated."

CARRIED UNANIMOUSLY

16. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #79/84

Lot 2, Blk. 22, D.L. 29, Plan 3035

7511 Fourteenth Avenue - located on the northeast corner of Fourteenth Avenue and Mary Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

Mrs. Carole I.H. Hobbins, 7518 Fourteenth Avenue then addressed the members of Council and submitted a petition containing fourteen signatures of abutting owners in opposition to this rezoning application. The text of Mrs. Hobbins' petition is contained hereunder:

"We, the undersigned, wish to express our concerns about the rezoning of Lot 2, Block 22, D.L. 29, Plan 3035, 7511 Fourteenth Avenue., from R5 to R9 zoning.

Parking and traffic safety and congestion: Fourteenth Ave. narrows right at 14th and Mary (the corner of the lot mentioned above) and is off set at this point. It is already a congested traffic area and there have been a number of accidents at this very corner. The closure of 12th Avenue to through traffic seems to have caused an increase in traffic on 14th Avenue. New development (townhouses) that has been approved on 13th and the 7400 block will probably create even heavier traffic on 14th Ave. because 13th Ave. does not go straight through to Canada Way. On the north side of 14th Avenue (7500 block), parking is quite limited by a stop sign, fire hydrant and the adjacent property having a driveway coming out on 14th Ave. On Mary Ave. there is a ditch that makes parking difficult. We are concerned that the on street parking by the residents (if they have several vehicles) and their guests will cause loss of parking to residents on the south side (the south side is already frequently used), create more congestion on a busy road and possibly make accidents even more likely to occur.

Current R9 zone type housing regulations appear to allow for a house that is large enough to be easily converted into 2 family dwellings each and this would further cause congestion on this street.

We are concerned that 7 lots in the immediate vicinity of this lot could be rezoned because they are of similar size. This would result in a definite and drastic change in the nature and density of our neighbourhood. This proposal does not seem to us to be compatible with the prevailing residential pattern.

Therefore we strongly recommend that the rezoning of the above mentioned lot does not take place for the reasons we have just listed."

In conclusion, Mrs. Hobbins advised that she was opposed to this rezoning application.

Suzanne M. Esen, 7511 Fourteenth Avenue then addressed the members of Council and advised that she was the applicant for this rezoning application. The speaker stated that the intent of the rezoning bylaw is to maintain the existing single family dwelling on one lot and build a new single family dwelling on the new lot which would be created by this rezoning application. At present, there does not appear to be any uniformity of lot sizes in the area as the existing lot sizes range from a frontage of 31' to a frontage of 79' for the existing family dwellings in the area.

In conclusion, Miss Esen stated she was in favour of this rezoning application and further advised that in her opinion the construction of a duplex on this lot would not be compatible with the existing housing stock in the area.

Andreas Mavroudis, 7511 Fourteenth Avenue then addressed the members of Council and advised that he disagrees with the Planning Department report wherein it is stated that the subdivision of this property would not be compatible with existing housing stock in the area. Mr. Mavroudis stated that there are lots in the area which have a smaller frontage than those lots which would be created as a result of this rezoning application proceeding to subdivision.

In conclusion, Mr. Mavroudis stated that he was in favour of this rezoning application.

The Advisory Planning commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 7511 Fourteenth Avenue from Residential District (R5) to Residential District (R9).

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #79/84 be now terminated."

CARRIED UNANIMOUSLY

17. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #82/84

Lot 3, Blk. 37, D.L. 159, Plan 2585

6162 Rumble Street - located on the south side of Rumble Street between Gilley Avenue and Curragh Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots, retain the existing single family dwelling on one lot and construct a new single family dwelling on the other lot.

Mr. James J. Drew, 6188 Rumble Street then addressed the members of Council and advised that he was in favour of this rezoning application. Since Mr. Drew moved into the area both homes on either side of him have been sold and are now occupied by renters. Mr. Drew further stated that if two single family dwellings were constructed on this site then perhaps there would be owners who would reside in the homes.

Mr. Robert Guy, 5516 Patterson Avenue then addressed the members of Council and advised that he was the owner of 6162 Rumble Street. Mr. Guy stated that when he purchased the property it was very run down and he has spent considerable time and money to upgrade the property to its present standard. The speaker further stated that he plans on retaining the existing home on one lot while constructing a new single family dwelling on the other lot which, in his opinion, would be affordable in todays market place.

In conclusion, Mr. Guy stated that he was in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6162 Rumble Street from Residential District (R5) to Residential District (R9).

1984 December 11

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #82/84 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

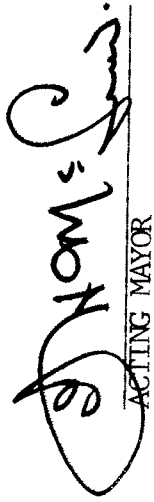
MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:00 p.m.

Confirmed:


ACTING MAYOR

Certified Correct:


MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

TUESDAY, 1984 DECEMBER 11 AT 7:30 P.M.

in the Mmunicipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE RM2 ZONE DENSITY GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 70, 1984" - BYLAW NO. 8289
Rezoning Reference #83/83
Lots 7, 8, 9, & 10, Block 31, D.L. 69, Plan 1321
3841, 3857, 3875, and 3891 Dominion Street - located on the north side of Dominion Street between Smith Avenue and Ingleton Avenue.
The intent of the proposed bylaw is to permit the construction of a family oriented townhouse and apartment building with 29 units and full underground parking.
Rezoning Reference #62/84
FROM AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE M5 LIGHT INDUSTRIAL DISTRICT AND THE C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AS A GUIDELINE
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 71, 1984" - BYLAW NO. 8290
Rezoning Reference #62/84
Lot 79, D.L. 119, Plan 66959
4160 Loughheed Highway - located on the south side of Loughheed Highway between Gilmore and Madison Avenues, north of Dawson Street, and was formerly occupied by the Loughheed Drive-In Theatre.
The intent of the proposed bylaw is to develop a comprehensive office and light industrial complex.
2. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON RM3 & METROTOWN COMMUNITY PLAN GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 73, 1984" - BYLAW NO. 8292
Rezoning Reference #66/84
Lots 13 and 14, Blk. 36, D.L. 34, Plan 1355
4149 and 4163 Sardis Street - located on the north side of Sardis Street between Barker Avenue and Patterson Avenue.
The intent of the proposed bylaw is to accommodate the development of an apartment building in accordance with the Development Plan for Metrotown - Area 11.
- 3.

4. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE RM5 DISTRICT GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 74, 1984" - BYLAW NO. 8293
Rezoning Reference #67/84
Lot 3, D.L. 151, Plan 68175
6152 Kathleen Avenue - located on the east side of Kathleen Avenue between Mayberry Street and Beresford Street.
The intent of the proposed bylaw is to permit the development of a 15 storey apartment tower.
5. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE RM5 DISTRICT GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 75, 1984" - BYLAW NO. 8294
Rezoning Reference #68/84
Lot 1, D.L. 151, Plan 68175
6282 Kathleen Avenue - located on the east corner of Kathleen Avenue and Mayberry Street.
The intent of the proposed bylaw is to construct a high-rise residential building with 15 floors.
6. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 76, 1984" - BYLAW NO. 8295
Rezoning Reference #69/84
Lot "B", D.L. 127, Grp. 1, Plan 20849
5301 Frances Street - located on the north side of Frances Street between Springer Avenue and Howard Avenue.
The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.
7. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON RM1 & METROTOWN COMMUNITY PLAN GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 77, 1984" - BYLAW NO. 8296
Rezoning Reference #70/84
Lots 4, 5 and 6, Block 36, D.L. 34, Plan 1355
4136, 4150 and 4164 Bond Street - located on the south side of Bond Street between Patterson Avenue and Barker Avenue.
The intent of the proposed bylaw is to accommodate a low density multiple family residential development in accordance with the adopted Development Plan for Metrotown Area 11.
8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 78, 1984" - BYLAW NO. 8297
Rezoning Reference #72/84
Lot 7, Blk. 10, D.L. 76, Plan 1885
5812 Woodsworth Street - located on the south side of Woodsworth Street between Godwin Avenue and Douglas Road.
The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family homes.

9. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 79, 1984" - BYLAW NO. 8298
Rezoning Reference #76/84
Lot 437, D.L. 135, Plan 51157
1520 Cliff Avenue - located on the east side of Cliff Avenue between Kitchener Street and Halifax Street.
The intent of the proposed bylaw is to permit the subdivision of the site into two lots, retain the existing single family dwelling on one lot and construct a new single family dwelling on the other lot.
10. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 80, 1984" - BYLAW NO. 8299
Rezoning Reference #78/84
Lot 3, Blk. 23, D.L. 34, Plan 1355
4842 Inman Avenue - located on the east side of Inman Avenue between Gilpin Street and Price Street.
The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.
11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 81, 1984" - BYLAW NO. 8300
Rezoning Reference #81/84
Lot 5, Blk. 23, D.L. 74, Plan 2603
5290 Dominion Street - located on the south side of Dominion Street between Royal Oak Avenue and Douglas Road.
The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.
12. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED UPON THE P5 GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 82, 1984" - BYLAW NO. 8301
Rezoning Reference #83/84
Lots 25 & 26, Block 9 & 10, D.L. 80, Plan 1892
5761/5789 Sunset Street - located on the north side of Sunset Street in the block between Godwin and Douglas Road in the Central Administrative Area.
The intent of the proposed bylaw is to permit the construction of a residential emergency shelter for up to ten persons.
13. FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO COMPREHENSIVE DEVELOPMENT
DISTRICT (CD) UTILIZING THE C2 ZONING DISTRICT AS A GUIDELINE
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 83, 1984" - BYLAW NO. 8302
Rezoning Reference #84/84
Lot 2, D.L. 152, Grp. 1, Plan 68348, N.W.D.
6411 Nelson Avenue - located at the northwest corner of the intersection of Bennett Street and Nelson Avenue.
The intent of the proposed bylaw is to accommodate a small addition to and medical/dental uses in an existing commercial building.

14. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 84, 1984" - BYLAW NO. 8303

Rezoning Reference #75/84

Lot 1, Blk. 3, D.L. 121, Plan 1354

204 S. Madison Avenue - located at the southeast corner of Pandora Street and Madison Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

15. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 85, 1984" - BYLAW NO. 8304

Rezoning Reference #77/84

Lot 6, Blk. 40, D.L. 35, Plan 1563

3845 Price Street - located on the northwest corner of Price Street and Chesham Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

16. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 86, 1984" - BYLAW NO. 8305

Rezoning Reference #79/84

Lot 2, Blk. 22, D.L. 29, Plan 3035

7511 Fourteenth Avenue - located on the northeast corner of Fourteenth Avenue and Mary Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots in order to construct two new single family dwellings.

17. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 87, 1984" - BYLAW NO. 8306

Rezoning Reference #82/84

Lot 3, Blk. 37, D.L. 159, Plan 2585

6162 Rumble Street - located on the south side of Rumble Street between Gilley Avenue and Curragh Avenue.

The intent of the proposed bylaw is to permit the subdivision of the site into two lots, retain the existing single family dwelling on one lot and construct a new single family dwelling on the other lot.

All persons who deem their interest in property affected by the proposed bylaws who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1984 November 16 up to 4:30 p.m. on Tuesday, 1984 December 11.